

AGENDA
Township of Monroe Zoning Board
Zoning Board Meeting
June 30, 2026
at 6:30 P.M.

Order of agenda subject to change at the discretion of the Chairman

The public will be able to view this meeting via the following YouTube link:
<https://www.youtube.com/@monroetownship>

I. Call to order 6:30 P. M

II. Salute to the Flag

III. ANNOUNCE SUNSHINE LAW: In accordance with the Open Public Meetings Act, it is hereby announced and shall be entered into the minutes of this meeting that adequate notice of this meeting has been provided by the following:

Posted on the Bulletin Board of the Office of the Township Clerk;

Posted on the Bulletin Boards within the Municipal Complex;

Printed in the Home News Tribune and Cranbury Press on December 26, 2025;

Posted on the Monroe Township website; and

Sent to those individuals who have requested personal notice.

IV. Roll Call

Chairman Vincent LaFata
Vice Chairman Louis Masters
Marino Lupo
Gary I. Busman
Rajani Karuturi
Donato Tanzi,
Arnold Jaffe
Thomas Kole, Alternate #1
Gerry Guidice, Alternate #2
Pritesh Vaghani, Alternate #3
Allie Bitterman, Alternate #4

V. Minutes of Regular Meeting held May 26, 2026.

VI. Applications

- BA-5270-26 Guru Nanak Sikh Heritage**
Request for Bulk Variance
Block 13 Lot 2 (29 Wyckoff Mills Road)
Zone: R-60 (Residential)
Represented by Bob Smith
Certified Complete on 06/01/2026 (Expiration date 09/29/2026)
Description: Installation of front gate and fence, 6 foot high.
- BA-5265-26 257 Applegarth, LLC**
Request for Minor Subdivision
Block 26, Lots 16 & 18 (257 Applegarth Road)
Zone: NC (Neighborhood Commercial) and R-30 (Residential)
Represented by Ken Pape
Certified Complete on 06/08/2026 (Expiration date 07/23/2026)
Description: Subdivision to create two residential lots, under previous approval for a use variance.
- BA-5267-26 Lucille DiPasquale and Michael DiPasquale**
Request for Bulk Variance
Block 106.88, Lot 5, 6 (232 Old Forge Road)
Zone: R-60 (Residential)
Represented by Michael Herbert
Certified Complete on 05/26/2026 (Expiration date 09/23/2026)
Description: Construct a single-family home on undersized lot.

VII. Memorialization

BA-5240-23	Taylex Realty, LLC
BA-5268-26	Jaser Aly
BA-5241-23	557 Franklin Plaza Realty, LLC

VIII. Discussion Items

IX. Public Portion

X. Correspondence

XI. Adjournment

**Next Regular Zoning Board Meeting:
July 28, 2026**